

REVIEWER'S SUMMARY OF SALIENT FACTS

Clients & Intended Users of Review: The clients are the State of Montana, the Montana Board of Land Commissioners, and the Montana Department of Natural Resources and Conservation (DNRC). The intended users are the clients, the Real Estate Management Bureau of the DNRC Trust Land Management Division, the State Water Projects Bureau of the DNRC Water Resources Division, and the Northeast Land Office.

Purpose and Intended Use of Review: The purpose of the review is to provide the clients and intended users with an opinion of the credibility of an opinion of current fair market value of the appraised subject property and is intended for use in the decision making process concerning the acquisition/disposition of said subject property.

Present Owner: The State of Montana

Property Interest Appraised: Fee simple.

Subject Property, Acreage, Location & Legal Description: The Valentine Water Project consists of two separate, noncontiguous vacant tracts of land, totaling approximately 304.05-acres. The western portion, (Sec. 18), consists of about 120-acres of rolling, native grazing ground. The eastern portion, (Sec's 17 & 20), has approximately 184.05-acres of rolling grasslands, bottomland grasses, shrubs and some cottonwood trees along Blood Creek. The property is located about 16 Air-Miles north of Winnett, or 50 Air-Miles NW of Lewistown, Montana. This property lacks direct legal access but is adjoined to another 320 acres of state trust lands which are located along a county road. The legal description is: Section 18, SW4NE4, SE4NW4, NW4SE4 (120 Acres); Section 17, NW4SW4, S2SW4, Part of SW4SE4 (154.17 Acres), and; Section 20, Part of NW4NE4, Part of N2NW4 (29.88 Acres), All in Township 18 North, Range 26 East, MPM, Fergus County, MT.

Present Use: Agricultural use as grazing ground with some recreational use.

Highest and Best Use: Agricultural use as grazing ground with recreation potential.

Dates: The effective date of the appraisal and review is July 9, 2008.

Purpose and Intended Use of the Appraisal: The purpose of the appraisal is to develop an opinion of the market value of the subject property, as vacant. The intended use is to provide the clients with a credible opinion of current fair market value of the appraised property for use in the decision making process concerning the potential acquisition (and disposition) of said property.

Appraiser's Opinion of Value of Real Estate: The appraiser's reported opinion of market value for the subject property, as of July 9, 2008, is \$150,000.

Reviewer's Comments: This reviewer finds the report appears credible and that it is acceptable. This review is not a stand alone document and is expressly interrelated to the appraisal report.

Reviewer's Conclusion of Value: It is this reviewer's opinion, that the appraiser's opinion of value of the subject property is well supported and appropriate.